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Planning and Development Services Division Public Hearing Summary Report

P.Z. 07-2015 Monsanto Chesterfield Campus (C8 to UC): A request for a zoning map amendment from “C8” Planned Commercial District to “UC” Urban Core District for a 200.2 acre tract of land located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Drive (17S210094, 17S230025, 17S230014, 17S230036 & 17S240057).

Summary

The Monsanto Company has submitted a request for a zoning map amendment from “C8” Planned Commercial District to “UC” Urban Core District. Per the submitted written narrative, also attached for the Planning Commission’s review, the applicant wishes to amend the zoning district to allow for an expansion in building area currently limited by the existing ordinance. A total of two (2) land uses are proposed which will continue to permit current land use activities at the site. Related with this request for a zoning map amendment, a Preliminary Plan is also attached for the Planning Commission’s review. Since the UC District is a planned district, the submittal of the preliminary plan is required.

Zoning History

This site is located within the Northwest Quadrant of the Chesterfield Village, specifically parcel C304. The Northwest Quadrant of Olive/Clarkson and I-64 was included in the original presentation to the St. Louis County Planning Commission in 1971 to initiate development of Chesterfield Village. In 1971, Sachs Properties submitted fifteen separate petitions to initiate the development of Chesterfield Village, one of the largest and most integrated proposals ever to be considered by the St. Louis County Planning Commission. To be developed over a 20 to 30 year period were 1,115 acres of what might ultimately be a 1,500+ acre planned community. Of the petitioned 1,115 acres stretching across the northwest and southwest quadrants of Highway 40 and MO 340, approximately 44% would be used for residential purposes, 21% for commercial purposes, 27% left for open space, and 8% for right-of-way.

Although the majority of land affected by the 1971 Chesterfield Village proposal was in the southwest quadrant, five of the original fifteen petitions involved land in the northwest quadrant. Petitioned was residential and commercial rezoning for a total of 318 acres. In downscaling the original proposal, the County rejected commercial zoning in the northwest quadrant and limited residential rezoning to 270.7 acres of “R-3” zoned development in two P.E.U.’s. Of concern was how proposed development would integrate with existing development along Olive Boulevard.

In 1979 the Monsanto Company approached St. Louis County to rezone the subject site from “NU” Non-Urban and “R-3” Residence District within the Chesterfield Village to the “C-8” Planned

Commercial District. This application was approved via St. Louis County Ordinance 9,002. This original ordinance was amended by St. Louis County numerous times (Ordinances 10,573, 10,688, and 10,986). In March 1989, Ordinance 258 was approved by the City of Chesterfield amending previous County ordinances. Ordinance 258 was the final amendment reviewed by the City.

Multiple concept and section plans have been approved previously by the City of Chesterfield and St. Louis County for this site under Pfizer and Monsanto as these companies have grown. There are currently 2,107,145 square feet of structures approved at this location. Current ordinance authority limits total building square footage to 2,660,000 square feet.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are shown in the aerial image in Figure 1 below on page 3. While a graphic image is provided for zoning and use information, Staff also provides the below information as well to supplement the zoning map provided:

North: The property to the north is currently zoned “FPNU” Flood Plain Non-Urban District. This property is utilized for agricultural use.

South: The properties are currently zoned “R6A/PEU” Residence District with a Planned Environment Unit procedure. These lots are multi-family residences.

East: The properties are currently zoned “NU” Non-Urban District. These lots consist of single family residences.

West: The property is currently zoned “PC” Planned Commercial District. This lot is utilized as a Hotel.

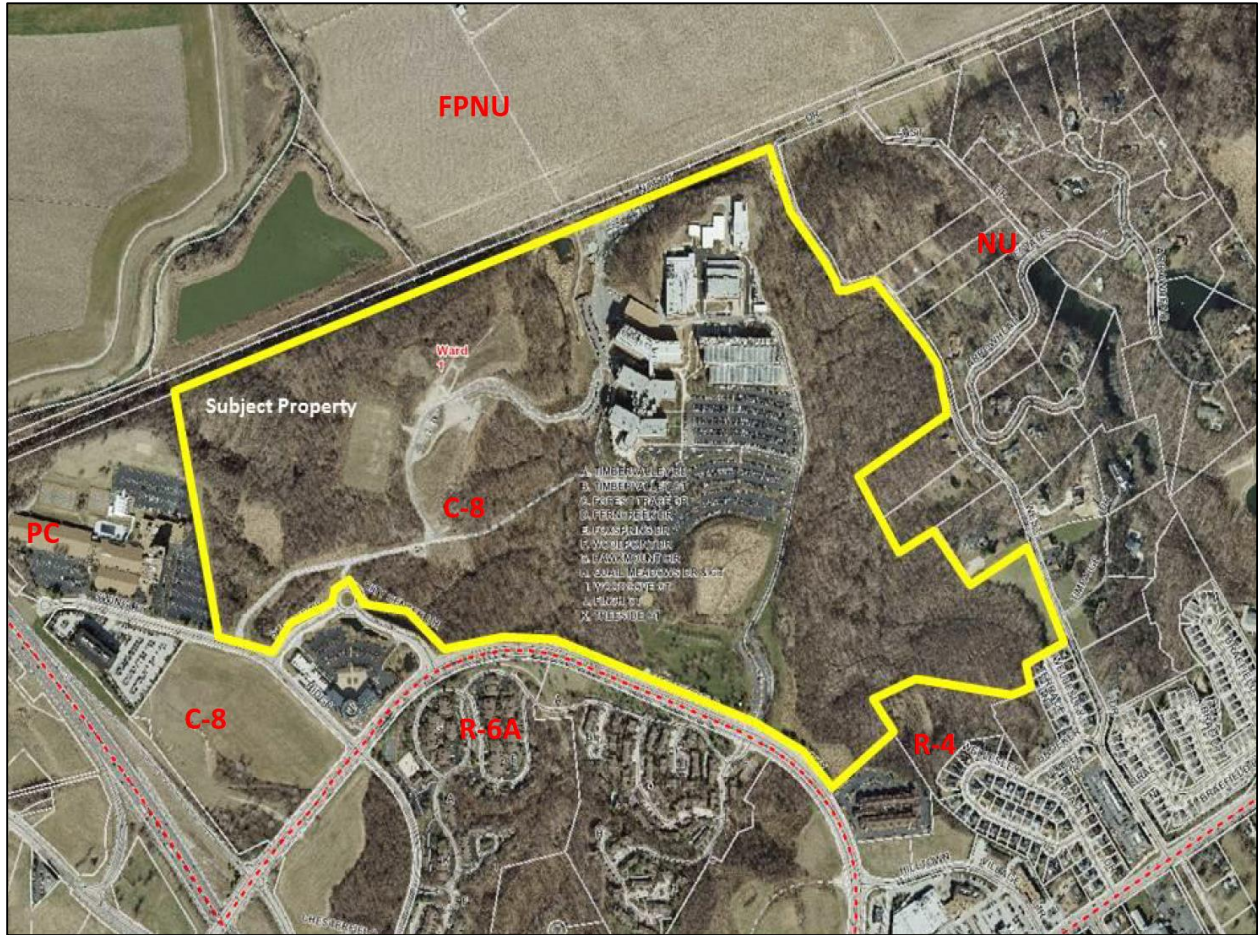


Figure 1: Aerial and Zoning Map

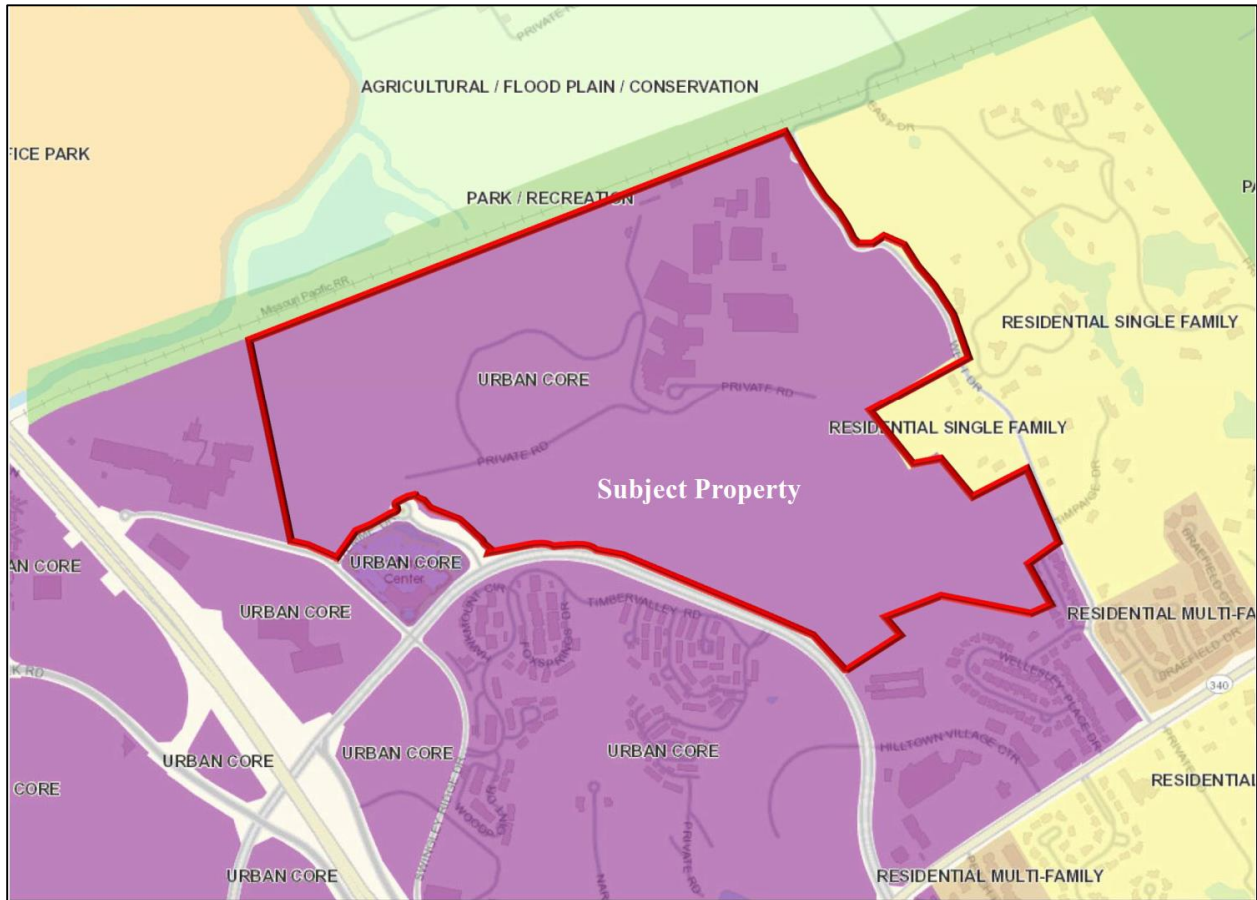


Figure 2: Land Use Map

Comprehensive Plan

The subject site is located within the Urban Core district. The Urban Core area is defined as the area known as the Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high-density residential, retail and office uses containing the highest density development in the City of Chesterfield. All uses proposed associated with this request are compliant with the Urban Core land use designation.

Associated with the proposed uses within the Urban Core, a proposed development should be in general compliance with the Development Policies identified within the Comprehensive Plan. Below is a list of relevant policies within the Comprehensive Plan to the zoning request.

- 3.6.1 High-Density Development:** High density developments are encouraged within the Urban Core. As discussed earlier, the Urban Core is the center of the City. City centers typically offer many uses, especially high density developments. The proposed development, at 4.7 million square feet and structures no taller than 8 stories, is the maximum floor area and height allowed at this location by Urban Core District standards and would be compliant.

- **3.6.5 Chesterfield Village:** This property is located within the Chesterfield Village portion of the City of Chesterfield. Per the policy, this area should be dedicated to significant portions of high density, mixed use residential and non-residential development. As stated in the previous policy, the proposed development would be at the maximum density allowed under the UC district standards.
- **4.1.1 Buffering of Neighborhoods:** The section identifies the importance of buffering existing residential areas from adjacent non-residential development. The use of buffering and large setbacks is documented on the Preliminary Plan around residential uses. Additional buffering may be pursued by the City if deemed appropriate. Additional discussion on the setbacks and buffering is included in the Preliminary Plan section below.
- **5.1 Research and Development Business Parks and Corporate Campuses:** This policy documents the importance of research and development business parks and corporate campuses in the Urban Core in a park-like setting. The proposed expansion highlights compliance with this policy as the current and proposed Monsanto campus includes many park-like features, such as open space and woodland for the use and enjoyment of Monsanto employees.

Proposed Uses

No uses are proposed which are not currently approved at this location. The petitioner is requesting to maintain existing uses; (1) Research Laboratory & Facility and (2) Office–General. These uses are compliant with the Urban Core District as these uses are permitted within any residential or commercial district.

Preliminary Plan

In addition to the proposed land uses, the applicant has submitted the required Preliminary Plan which depicts multiple building additions throughout the 200 acre site, with the largest proposed on the western side of the site. Attached to this packet, is an exhibit created by Staff highlighting the areas of interest on the Preliminary Plan. Below is a general summary of proposed structures, access, setbacks and additional information for the plan.

Structures

- **A total of 4,796,391 square feet of structures is proposed with this request on the 200 acre site.**
 - This square footage is also 0.55 Floor area ratio, allowed on the 200 acre site per the UC District standards.
 - Current ordinance limits the site to 2,660,000 square feet on the 200 acre site.
 - A total of 2,107,145 square feet of structures exists onsite or is in the process of being constructed.
- **A maximum height of planned structures is planned to not exceed 8 stories in height (or 668 feet Mean Sea Level).**
 - Current ordinance limits structures to not exceed 660 feet Mean Sea Level (MSL).
 - Intent of limiting height was to limit the exposure of possible buildings, especially to nearby residents to the east.

Access

- **Three (3) total access points are proposed; 1) Continue to utilize main access point off Chesterfield Parkway West, 2) New secondary access off Chesterfield Parkway West further west of main access, and 3) Access off City Center Drive behind City Hall. The secondary access is planned to be limited due to median in Chesterfield Parkway.**
 - Previous ordinance permitted 3 access points.
- **No access is proposed off West Drive.**
 - There is access off West Drive to the Monsanto campus on the northeast corner of the property; however this access is currently limited to utility access only and no access for Monsanto construction or employees.
- **Access may be limited via the zoning review; however, if the zoning were to be approved, Staff would require a Transportation Study with any submittal of a Site Development Plan.**

Setbacks

Associated with the Preliminary Plan, setbacks are shown on the new plan. These setbacks do identify some changes to what the current ordinance allows. Below is a chart which lists the existing setbacks and the proposed setbacks. Review of these setbacks indicates a continued large buffer to the adjacent properties to the east near West Drive.

Current Ordinance Structure Setbacks	<i>Proposed Structure Setbacks</i>
100 feet from West Drive	<i>95 feet from West Drive</i>
200 feet from the North, South and West Property line of the 3 residential properties west of West Drive	<i>200 feet from the North and South property line and 195 feet from the West property line of the 3 residential properties west of West Drive</i>
50 feet from all other property lines	<i>45 and 50 feet from all property lines</i>

- **A minimum structure setback per UC standards is 35 feet.**
- **A minimum setback for parking, internal drive and loading space in the UC district is 30 feet.**

Additional Information

- **Minimum lot for UC district is 3 acres; subject site is 200.2 acres.**
- **A minimum of 30% percent open space is required associated with a UC request. This minimum is accounted for on the plan.**
- **A 30 foot landscape buffer is required and identified on the plan.**
- **A Preliminary Plan Exhibit has been included with this packet to assist in identifying areas of interest on the plan (new structures, access, etc.).**

A public hearing further addressing the request will be held at the August 10, 2015, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement and Requested Uses, and the Preliminary Plan for this

petition. While this packet is provided for public hearing and review by the Planning Commission, Staff is continuing to review the application. Items still under review by Staff include, but are not limited to; access, setbacks, height of structures in reference to surrounding properties, buffers and outside agency comments.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'J. Boyer', written over a horizontal line.

John Boyer
Senior Planner

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement and Requested Uses
3. Preliminary Plan Exhibit
4. Preliminary Plan
5. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on August 10, 2015 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 07-2015 Monsanto Chesterfield Campus (C8 to UC): A request for a zoning map amendment from C8 Planned Commercial District to UC Urban Core District for a 200.2 acre tract of land located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Drive (17S210094, 17S230025, 17S230014, 17S230036 & 17S240057).

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project or for a list of the requested uses, please contact Mr. John Boyer, Senior Planner, by telephone at 636-537-4734 or by email at jboyer@chesterfield.mo.us

CITY OF CHESTERFIELD
Stanley Proctor, Chair
Chesterfield Planning Commission

PROPERTY DESCRIPTION

Adjusted Tract 1 of Boundary Adjustment Plat of “Tracts of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7 and 8 of Subdivision of Hugo Essen Farm, Township 45 North, Range 4 East, St. Louis County, Missouri”, according to the plat thereof recorded in Plat Book 317 Page 45 of the St. Louis County Records.

EXCEPTING THEREFROM that part subdivided and now known as “Chesterfield Government Center”, according to the plat recorded in Plat Book 348 Page 145 of the St. Louis County Records; AND ALSO EXCEPTING FROM ADJUSTED TRACT 1 a” ‘Projects Improvements’ constructed pursuant to the provisions of the Ground Leases recorded in Book 17103 Page 595 and Book 17736 Page 1483.



CITY OF CHESTERFIELD

Planning and Development Services Division

Change of Zoning or Special Procedure Application

APPENDICES

Project: Monsanto Chesterfield Village Campus

Date: June 8, 2015

I. APPLICANT INFORMATION (OWNERSHIP)

Monsanto's Chesterfield Campus is subject to three separate Chapter 100 economic development financing transactions with St. Louis County. Two of the transactions were initiated in 2006 and 2007, respectively, by Pfizer Inc., the previous owner of the Campus. They both involved ground leasing certain areas of the Campus to the County and the County leasing those areas back to Pfizer. Monsanto succeeded to Pfizer's interests in those leases when it purchased the Campus in 2010. A third Chapter 100 transaction took place in 2013 and relates to Monsanto's technology consolidation (discussed below). Per that third Chapter 100 transaction, legal title to the entire Campus was transferred to St. Louis County and leased back to Monsanto with a right of repurchase (upon Monsanto tendering back to the County the Chapter 100 bonds it owns). Although legal title to the Campus has technically been transferred to the County, Monsanto continues to control the Campus under the lease with the option to purchase and possesses all other indicia of ownership. Monsanto therefore respectfully submits that it should be considered the owner of the Chesterfield Campus for purposes of this application.

II. PROPERTY INFORMATION

Locator Numbers	Subdivision Name	Acreage	Plat Book / Page
17S210094	Hugo Essen Farm	194.1 acres	317 / 45
17S230025	Hugo Essen Farm	1.6 acres	317 / 45
17S230014	Hugo Essen Farm	2.2 acres	317 / 45
17S230036	Hugo Essen Farm	1.5 acres	317 / 45
17S240057	Hugo Essen Farm	0.8 acres	317 / 45
Total		200.2 acres	

III. ZONING

Existing Uses on Property:

- Offices and office buildings
- Research facilities, professional and scientific laboratories
- Parking areas, including garages for automobiles
- Employee dining facilities
- Sewage treatment facility for research waste

Potential Uses upon Approval of Rezoning:

- Office – general
- Research laboratory and facility
- Current and Future Ancillary/Accessory Uses for Offices and Research Laboratories

IV. COMPREHENSIVE PLAN POLICY & LAND USE

Consistent with Chesterfield's Comprehensive Plan with respect to Research and Development Business Parks and Corporate Campuses, the Chesterfield Campus provides common amenities, infrastructure, and management for multiple uses and a protected environment for the orderly growth and development of a park-like setting.

The Chesterfield Campus is currently zoned as a C-8 Planned Commercial District. That zoning category was granted by St. Louis County in 1979, before the Campus was annexed by the City of Chesterfield. The C-8 zoning ordinance for the Campus was amended several times between 1979 and 1989. The C-8 zoning category is now an inactive district in the City of Chesterfield. A change in zoning is being sought to give it the flexibility needed to accommodate the company's potential future growth, as well as to eliminate certain outdated/confusing aspects of its current C-8 zoning ordinance. As described below, the Campus, as currently developed, exemplifies many of the policies of the Comprehensive Plan, and the contemplated modification of the zoning to allow for potential expansion of the Campus will further advance those policies.

Quality New Development – Monsanto has engaged Rafael Viñoly Architects to plan and consider options for an expansion of its Chesterfield Campus. Rafael Viñoly Architects is known for its architectural and planning projects around the world. The options that are being designed and considered seek to provide a high quality collaborative environment with standards for flexible, adaptable workspace and is intended to achieve, at minimum, LEED Silver Certification.

High-density development – The Campus currently utilizes building forms that respond to the topography of the site and any expansion of the Campus will continue in that vein. The Campus, as currently developed, complies with the minimum restrictions of the Urban Core District, and will continue to do so for any future expansions.

Parking Structures – Parking and loading areas for future potential phases of the Campus will be integrated into the design of new development in order to minimize visual expanses of parking lots and loading areas.

Buffering of Neighborhoods – The Campus, as currently developed, is buffered from neighboring residential uses. As the Campus expands, any future development will continue to be buffered from the neighboring residential uses in all directions by employing landscape design, long drives for vehicular access, and expanded setbacks.

VI. PROJECT HISTORY

Petition No.	Request	Action	Date	Ordinance No.
475 (1978)	Zoned FPC8	Chesterfield site was zoned FCP8, Planned	January 1979	9,002 (County)

		Commercial Development. Permitted uses include all County C-6 Office and Research District uses, and limited total gross area of buildings to 2,000,000 GSF.		
71 (1982)		Added 660,000 SF to allowable site GSF; modified parking requirement to provide for C-7 parking for warehouse/storage areas of the property (C-6 parking requirements apply to rest of site).	March 1982	10,573 (County)
193 (1982)		Allow utility road access from West Drive	July 1982	10,688 (County)
78 (1983)		Removed a 20% allowable parking reduction; removed the requirement of recording section plans; increased maximum allowable height of light standards to 35 feet; and clarified sign regulations for the site.	March 1983	10,986 (County)
260		Limited floor area for a limited production of products to not exceed 5% of the total existing gross floor area of all office and research buildings, and that not more than 40% of any single building may be used for limited production of these products.	March 1989	258 (Chesterfield)

The above described history demonstrates that the Chesterfield Campus was initially zoned by St. Louis County, applying provisions of the then-current St. Louis County zoning code. When the Campus was annexed by the City of Chesterfield, it essentially grandfathered the Campus's St. Louis County C-8 zoning classification, which is somewhat confusing when trying to interpret the Campus' C-8 zoning ordinance to any future plans for the Chesterfield Campus. In addition, the Campus' current C-8 Ordinance, which was adopted 35+ years ago and last amended 25+ years ago, includes somewhat outdated restrictions regarding use and density. Because the City has deactivated the C-8 District, a rezoning is necessary to accommodate future plans and options for the Campus.

VII. Adjacent Property

Property	Land Use	Zoning	Existing Use	Ordinance No.
North	Farm	Flood Plain Non-Urban	Farm	-
South	Commercial Residential	Planned Commercial Residence District (R6A)	Public Building	-
East	Residential	Non-Urban Residence District (R2, R4)	Residential Residential	-
West	Commercial	Planned Commercial	Hotel	-

IX. REQUIRED MATERIALS

2. TYPED LEGAL DESCRIPTION OF ENTIRE PARCEL

Parcel 1

Adjusted Tract 1 of Boundary Adjustment Plat of "Tracts of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7 and 8 of Subdivision of Hugo Essen Farm, Township 45 North, Range 4 East, St. Louis County, Missouri", according to the plat thereof recorded in Plat Book 317 Page 45 of the St. Louis County Records.

EXCEPTING THEREFROM that part subdivided and now known as "Chesterfield Government Center", according to the plat recorded in Plat Book 348 Page 135 of the St. Louis County Records; AND ALSO EXCEPTING FROM ADJUSTED TRACT 1 all 'Project Improvements' constructed pursuant to the provisions of the Ground Leases recorded in Book 17103 page 595 and Book 17736 page 1483.

Parcel 2 (Parcels 2A 2B and 2C inclusive): (Building CC area):

The Leasehold Estate created by the instruments herein referred to as the Ground Lease executed by and between Pharmacia Corporation, a Delaware corporation (landlord) and St. Louis County, Missouri (tenant), dated as of the 23rd day of March, 2006 according to the instrument recorded in Book 17103 and Page 595 and the Lease Agreement, being a sublease of the land and a lease of the 'Project Improvements' as defined in the Lease Agreement, executed by St. Louis County, Missouri, as lessor and Pharmacia Corporation, a Delaware corporation, as lessee dated as of March 1, 2006 for a term of 10 years, notice of which is given by the Memorandum of Lease Agreement recorded in Book 17103 page 612, and by the instrument herein referred to as the Assignment, Assumption, Modification and Consent Agreement executed by and among Pharmacia Corporation, a Delaware corporation and its affiliate Pfizer Inc., a Delaware corporation, and Monsanto Company, a Delaware corporation, dated as of April 9, 2010 and recorded April 9, 2010 as daily number 906, and Memorandum of Assignment of Leases dated as of April 9, 2010 and recorded April 9, 2010 in Book 18873 page 979, as to the following demised properties to-wit:

Parcel 2A: (New PGM Building):

A tract of land being part of U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and also being part of a tract of land now or formerly of Pharmacia Corporation as recorded in Deed Book 16642, Page 1707 of the St. Louis County, Missouri Records, the herein described land being located within Parcel 1 above and being more particularly described as follows:

COMMENCING at the intersection of the western line of West Drive (30' wide) and the southern line of Chicago Rock Island and Pacific Railroad; thence along the southern line of said Chicago Rock Island and Pacific Railroad South 68°20'48" West a distance of 322.15 feet to a point; thence leaving the southern line of said Chicago Rock Island and Pacific Railroad through said Pharmacia Corporation tract the following courses: South 21°39'12" East a distance of 205.95 feet to the POINT OF BEGINNING of the herein described tract of land; thence North 90°00'00" East a distance of 120.00 feet to a point; thence South 00°14'32" West a distance of 175.00 feet to a point; thence North 90°00'00" East a distance of 30.00 feet to a point; thence South 00°14'32" West a distance of 90.00 feet to a point; thence South 90°00'00" West a distance of 150.00 feet to a point; thence North 00°14'32" East a distance of

265.00 feet to the POINT OF BEGINNING.

Parcel 2B: (Road Improvement Area):

A tract of land being part of U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and also being part of a tract of land now or formerly Pharmacia Corporation as recorded in Deed Book 16642, Page 1707 of the St. Louis County, Missouri Records, the herein described land being located within Parcel 1 above and being more particularly described as follows:

COMMENCING at the intersection of the western line of West Drive (30' wide) and the southern line of Chicago Rock Island and Pacific Railroad; thence along the southern line of said Chicago Rock Island and Pacific Railroad South 68°20'48" West a distance of 1153.02 feet to a point; thence through said Pharmacia Corporation tract South 21°39'12" East a distance of 281.86 feet to the POINT OF BEGINNING of the herein described tract of land; thence North 68°22'52" East a distance of 12.24 feet to a point; thence South 71°12'35" East a distance of 52.01 feet to a point; thence South 13°44'18" West a distance of 12.70 feet to a point; thence along a curve to the left having a radius of 22.14 feet, an arc distance of 30.43 feet, a chord of which bears South 25°38'59" East a chord distance of 28.09 feet to a point; thence South 65°02'15" East a distance of 121.22 feet to a point; thence South 25°00'00" West a distance of 221.36 feet to a point; thence South 25°46'10" East a distance of 44.93 feet to a point; thence South 25°00'00" West a distance of 5.64 feet to a point; thence South 65°00'00" East a distance of 6.66 feet to a point; thence along a curve to the right having a radius of 441.39 feet, an arc distance of 59.66 feet, a chord of which bears South 20°13'02" East a chord distance of 59.62 feet to a point; thence North 51°31'11" East a distance of 5.12 feet to a point; thence along a curve to the right having a radius of 50.00 feet, an arc distance of 55.16 feet, a chord of which bears North 83°07'31" East a chord distance of 52.41 feet to a point; thence South 65°16'10" East a distance of 49.24 feet to a point; thence South 24°43'50" West a distance of 40.00 feet to a point; thence North 65°16'10" West a distance of 49.26 feet to a point; thence along a curve to the left having a radius of 10.00 feet, an arc distance of 32.23 feet, a chord of which bears South 22°24'19" West a chord distance of 19.98 feet to a point; thence South 69°55'12" East a distance of 3.29 feet to a point; thence South 20°04'48" West a distance of 36.09 feet to a point; thence North 69°55'12" West a distance of 6.98 feet to a point; thence along a curve to the left having a radius of 2.50 feet, an arc distance of 4.82 feet, a chord of which bears South 54°53'25" West a chord distance of 4.11 feet to a point; thence South 00°17'57" East a distance of 25.64 feet to a point; thence South 65°15'13" East a distance of 21.49 feet to a point; thence South 24°16'10" West a distance of 38.98 feet to a point; thence North 65°43'50" West a distance of 7.59 feet to a point; thence along a curve to the right having a radius of 488.29 feet, an arc distance of 38.96 feet, a chord of which bears South 10°36'52" West a chord distance of 38.95 feet to a point of reverse curve; thence along a curve to the left having a radius of 190.00 feet, an arc distance of 12.93 feet, a chord of which bears South 10°57'00" West a chord distance of 12.93 feet to a point; thence South 09°00'00" West a distance of 37.44 feet to a point; thence along a curve to the left having a radius of 5.00 feet, an arc distance of 6.93 feet, a chord of which bears South 30°43'34 East a chord distance of 6.39 feet to a point; thence South 0°27'08" East a distance of 7.10 feet to a point; thence South 19°32'52" West a distance of 28.61 feet to a point; thence South 42°28'08" West a distance of 9.37 feet to a point; thence South 10°05'42" West a distance of 18.34 feet to a point; thence along a curve to the left having a radius of 20.00 feet, an arc distance of 5.16 feet, a chord of which bears South 02°42'02" West a chord distance of 5.15 feet to a point; thence South 04°41'39" East a distance of 5.01 feet to a point; thence along a curve to the right having a radius of 10.00 feet, an arc distance of 11.26 feet, a chord of which bears South 16°50'46" East a chord distance of 10.68 feet to a point; thence South 15°25'28" West a distance of 14.48 feet to a point; thence along a curve to the right having a radius of 10.00 feet, an arc distance of 11.77 feet, a chord of which bears South 49°08'13" West a chord distance of 11.10 feet to a point; thence South 12°19'28" West a distance of 19.10 feet to a point; thence North 90°00'00" West a distance of 47.09 feet to a point; thence North 12°19'28" East a distance of 61.30 feet to a point; thence along a curve to the left having a radius of 464.00 feet, an arc distance of 26.92 feet, a chord of which bears North 10°39'44" East a chord distance of 26.92 feet to a point; thence North 09°00'00" East a distance of 65.38 feet to a point; thence along a curve to the right having a radius of 510.00 feet, an arc distance of 33.31 feet, a chord of which bears North 10°52'16" East a chord distance of 33.30 feet to a point of reverse curve; thence along a curve to the left having a radius of 330.26 feet, an arc distance of 221.99 feet, a chord of which bears North 06°30'49" West a chord distance of 217.83 feet to a point; thence North 25°46'10" West a distance of 153.25 feet to a point; thence along a curve to the left having a radius of 25.00 feet, an arc distance of 24.76 feet, a chord of which bears North 54°08'12" West a chord distance of 23.76 feet to a point; thence North 82°30'15" West a distance of 53.65 feet to a point; thence North 24°06'12" West a distance of 71.94 feet to a point; thence North 65°53'48" East a distance of 96.75 feet to a point; thence along a curve to the left having a radius of 25.00 feet, an arc distance of 23.56 feet, a chord of which bears North 38°53'59" East a chord distance of 22.70 feet to a point of reverse curve;

thence along a curve to the right having a radius of 267.57 feet, an arc distance of 21.00 feet, a chord of which bears North 14°09'02" East a chord distance of 20.99 feet to a point; thence North 16°23'55" East a distance of 23.80 feet to a point; thence North 19°47'01" West a distance of 32.49 feet to the POINT OF BEGINNING.

Parcel 2C (New NRB Area):

A tract of land being part of U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and also being part of a tract of land now or formerly Pharmacia Corporation as recorded in Deed Book 16642, Page 1707 of the St. Louis County, Missouri Records, the herein described land being located within Parcel 1 above and being more particularly described as follows:

COMMENCING at the intersection of the western line of West Drive (30' wide) and the southern line of Chicago Rock Island and Pacific Railroad; thence along the southern line of said Chicago Rock Island and Pacific Railroad South 68°20'48" West a distance of 995.40 feet to a point; thence through said Pharmacia Corporation tract South 21°39'12" East a distance of 462.39 to the POINT OF BEGINNING of the herein described tract of land; thence South 65°00'00" East a distance of 187.83 feet to a point; thence South 00°00'00" West a distance of 57.04 feet to a point; thence South 90°00'00" East a distance of 143.83 feet to a point; thence South 00°00'00" West a distance of 200.17 feet to a point; thence North 90°00'00" West a distance of 144.58 feet to a point; thence South 00°00'00" West a distance of 7.84 feet to a point; thence South 79°39'45" West a distance of 12.71 feet to a point; thence South 00°00'00" East a distance of 23.29 feet to a point; thence South 89°59'57" West a distance of 9.00 feet to a point; thence South 00°00'00" East a distance of 29.29 feet to a point; thence North 89°57'51" West a distance of 2.13 feet to a point; thence North 00°04'47" East a distance of 6.15 feet to a point; thence North 45°26'15" West a distance of 5.49 feet to a point; thence North 89°57'51" West a distance of 6.32 feet to a point; thence South 25°19'45" West a distance of 28.92 feet to a point; thence North 65°02'47" West a distance of 10.07 feet to a point; thence South 23°51'42" West a distance of 10.11 feet to a point; thence North 64°26'41" West a distance of 10.11 feet; thence North 24°59'51" East a distance of 6.84 feet to a point; thence North 00°00'00" East a distance of 74.30 feet to a point; thence North 65°00'00" West a distance of 26.56 feet to a point; thence North 25°00'00" East a distance of 3.83 feet to a point; thence North 65°00'00" West a distance of 209.33 feet to a point; thence North 25°00'00" East a distance of 256.42 feet to the POINT OF BEGINNING.

Parcel 3: (Building JJ Area):

The Leasehold Estate created by the instruments herein referred to as the Ground Lease executed by and between Pharmacia Corporation, a Delaware corporation (landlord) and St. Louis County, Missouri (tenant) dated as of 291 day of November, 2007, according to the instrument recorded in Book 17736 page 1483 and the Lease Agreement, being a sublease of the land and a lease of the 'Project Improvements' as defined the Lease Agreement, executed by St. Louis County, Missouri, as lessor and Pharmacia Corporation, a Delaware corporation, as lessee dated as of November 29, 2007 for a term of 10 years, notice of which is given by the Memorandum of Lease Agreement recorded in Book 17736 page 1498, and by the instrument herein referred to as the Assignment, Assumption, Modification and Consent Agreement executed by and among Pharmacia Corporation, a Delaware corporation and its affiliate Pfizer Inc., a Delaware corporation, and Monsanto Company, a Delaware corporation, dated as of April 9, 2010 and recorded April 9, 2010 as daily number 907, and Memorandum of Assignment of Leases dated as of April 9, 2010 and recorded April 9, 2010 in Book 18873 page 1006; as to the following described property to-wit:

A tract of land being part of U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and also being part of a tract of land now or formerly of Pharmacia Corporation as recorded in Deed Book 16642, Page 1707 of the St. Louis County, Missouri Recorder's Office, the herein described land being located within Parcel 1 above and being more particularly described as follows:

COMMENCING at the intersection of the Western line of West Drive (30' wide) and the Southern line of Chicago Rock Island and Pacific Railroad; thence along the Southern line of said Chicago Rock Island and Pacific Railroad South 68°20'48" West a distance of 748.51 feet to a point; thence leaving said Southern line through said Pharmacia Corporation tract the following courses: South 21°39'12" East a distance of 323.76 feet to the POINT OF BEGINNING of the herein described tract of land; thence North 89°34'13" East a distance of 97.87 feet to a point; thence North 00°25'47" West a distance of 11.68 feet to a point; thence North 89°34'13" East a distance of 96.51 feet to a point; thence South 00°25'47" East a distance of 117.99 feet to a point; thence North 89°34'13" East a distance of 15.12 feet to a point; thence South 00°25'47" East a distance of 174.14 feet to a point; thence South 89°33'51" West a distance of 59.81 feet to a point; thence South 00°26'09" East a distance of 49.56 feet to a point; thence South 89°39'01" West a distance of 70.92 feet to a point; thence South 00°20'59" East a distance of 10.74 feet to a point; thence South 9°39'12"

West a distance of 78.76 feet to a point; thence North 00°25'47" West a distance of 340.55 feet to the POINT OF BEGINNING.

3. TYPED LEGAL DESCRIPTION OF PORTION OF PROPERTY FOR WHICH CHANGE OF ZONING IS PETITIONED

Refer to IX.2. for the typed Legal Description of portion of property for which change of zoning is petitioned.

4. LAND SURVEY

Refer to Land Survey Drawing, A0.3.010.

5. DEED RESTRICTIONS OR TRUST INDENTURES

There are no deed restrictions or trust indentures recorded against the Chesterfield Campus property. The Campus property is subject to leases to and from St. Louis County that relate to the three Chapter 100 economic development financing transactions between Monsanto and St. Louis County. Memoranda of these leases are recorded against the Campus property; those leases contain options to purchase in favor of Monsanto whereby Monsanto may regain fee title to the property upon tendering of the Chapter 100 Bonds and nominal consideration.

6. TWO (2) COPIES OF A TREE STAND DELINEATION

Refer to Tree Stand Delineation Drawings, A.03.020 and A03.021.

7. CONTRACT FOR PURCHASE

Not applicable.

8. SKETCH PLAN

Not applicable.

9. PRELIMINARY DEVELOPMENT PLAN

Refer to Preliminary Development Plan Drawings:

Sheet No.	Sheet Name	Scale
A0.3.010	OVERALL SITE PLAN / POTENTIAL USES & STRUCTURES	1:200
A0.3.020	TREE STAND DELINEATION - DIAGRAM	N.T.S.
A0.3.021	TREE STAND DELINEATION - DIMENSIONS	N.T.S.
A0.3.030	EXISTING & PROPOSED CONTOURS	1:200
A0.3.040	LOCATION OF TREE MASSES (6" DIA. AND MORE)	1:200
A0.3.050	PROPOSED INGRESS & EGRESS TO SITE / SANITATION & DRAINAGE FACILITIES	1:200
A0.3.060	SITE SECTIONS OF PRELIMINARY FORM	1:200

10. NARRATIVE STATEMENT

A. General Description

Monsanto is a sustainable agricultural company that supports farmers around the world. The company's headquarters are located in St. Louis, Missouri where it operates two campuses: Creve Coeur and Chesterfield Village.

At its Chesterfield Village Campus, Monsanto occupies a 200.2-acre site bounded by Chesterfield Parkway West and Chesterfield City Hall to the south; Swingley Ridge Road and the Doubletree Hilton Hotel to the west; a flood plain to the north; and West Drive and privately owned residential parcels to the east. A flood plain and a jurisdictional channel

divide the eastern and western portions of the campus.

For many years, the eastern portion of the Chesterfield campus has included research facilities and other ancillary and accessory facilities, while the western portion has been undeveloped. The Campus is currently undergoing an expansion as part of Monsanto's Technology Consolidation Program, which will eventually result in the Campus' development crossing the jurisdictional waterway and housing a total of approximately 2,200 employees. The current expansion is permitted under the Campus' current C-8 Ordinance, but it will take the Campus to its development limit under its current zoning which was granted originally in 1979. A rezoning of the site is therefore necessary to accommodate any potential future growth at the Campus.

As an initial step in planning for the future at the Chesterfield Campus, Monsanto has developed a Master Plan that addresses the fundamental design constraints and opportunities of the site to achieve the following goals:

- To create flexible workspace that will enable corporate culture and departments to evolve and change over time.
- To maintain the integrity of the topography of the site and the jurisdictional channel.
- To create a walkable campus that provides extensive space for spontaneous collaboration between departments and for corporate gatherings.
- To integrate the Campus in an east-west direction.
- To utilize leadership in energy and environmental design construction and development standards that will achieve, at minimum, LEED Silver standards.

While ample open site area on the western portion of Campus provides space for the future growth, the jurisdictional waterway that divides the site presented an obstacle in achieving an integrated campus.

Rafael Viñoly Architects viewed the jurisdictional waterway as a unique opportunity and asset to accomplish the above goals of the Master Plan. The Master Plan contemplates a new building that, if developed, could serve as the hub of collaboration for the Campus and its main point of entry, and that bridges the jurisdictional waterway and forms a physical connection between the Technology Consolidation on one side and any future development on the other while respecting the natural habitat of the jurisdictional channel and stream buffer.

The Master Plan also allows for other potential future office buildings on the western portion of the Campus that could include continuous floor plates, maximizing the flexibility of the workspace allowing it to change over time while also providing subtle changes as it curves around the hub building described above. Parking for the employees would be located underneath the office buildings with direct connection to the office floors.

B. List of Requested Uses

- Office – general
- Research laboratory and facility
- Current and Future Ancillary/Accessory Uses for Offices and Research Laboratories

C. Proposed Land Uses and Development Standards

All proposed land uses (listed in 10.B above) and development standards are in compliance with the Chesterfield Unified Development Code for an Urban Core District.

The lot area is 200.2-acres, exceeding the minimum required lot area of three (3) acres (Chesterfield Unified Development Code, Article 03-04, H.4.b.1.).

The proposed density is .55 FAR, within the limit of .55 FAR (Chesterfield Unified Development Code, Article 03-04, H.4.b.2.).

The proposed total height of any structure will not exceed eight (8) stories in height, excluding mechanical devices (Chesterfield Unified Development Code, Article 03-04, H.4.b.3.).

The percentage of common open space meets (and will be required to continue to meet) the minimum requirement of 30% common open space (Chesterfield Unified Development Code, Article 03-04, H.4.b.4.).

Any structure will be setback more than 35 feet from the boundary and all parking areas or structures, internal drive or loading spaces, are setback more than 30 feet from the boundary (Chesterfield Unified Development Code, Article 03-04, H.4.b.5.).

D. Listing of Permitted Uses

Proposed Permitted uses are listed in part 10.B above. Permitted land uses shall be established in the conditions of the ordinance governing the "UC" District for the Campus. Uses may include those uses designated as permitted or conditional uses in any commercial or residential district except:

An Adult Entertainment Area is not permitted; and
Light industrial type uses that are permitted in limited areas within a PC District with a conditional use permit are not permitted in a "UC" District.

E. Requested Exceptions or Variations from Zoning Ordinances

No modifications are being requested.

F. Percentage Designated for Each Proposed Land Use

Office – general	20 %
Research laboratory and facility	25 %
Ancillary / Accessory	55 %
Total	100 %

G. Proposed Dedication or Reservation of Land for Public Use, Streets, and Easements

The work performed at the Chesterfield Village Campus involves highly confidential, trade secret activities. Security concerns therefore preclude opening the site to the general public.

H. Plans for Parking, Loading, Access Ways and Means of Protecting Adjacent Areas from Lighting and Other Potential Adverse Effects

Parking & Loading

Parking and loading areas for future phases of the Campus will be integrated into the design of new development in order to minimize visual expanses of parking lots and loading areas. Multiple entrances will provide access to the self-parking with entrance / exit control located at these entries.

The quantity and size of the parking stalls shall meet the planning requirements. The parking structure shall be properly ventilated and have sloped drains with grease interceptors throughout.

All accessible parking and accessible van loading areas will comply with ICC / A117.1 accessibility standards.

Access Ways

The Campus is set back from the public roadways and sits low within the natural topography and landscape of the site, with access from Chesterfield Parkway West and Swingley Ridge Road. Access ways provide ample driveways into the Campus to prevent queuing on public roadways.

Means of Protecting Adjacent Areas from Lighting and Other Potential Adverse Effects

Basic functional lighting is required throughout exterior public spaces for safety and security. Exterior lighting systems will be controlled to allow for a "light curfew" setting. "Light curfew" will reduce light levels late at night when there is little pedestrian traffic—decorative lights and lights in brighter areas of the Campus will be turned off or dimmed so that light levels can be reduced to the minimum required for safety and security. This will allow for reduced operating costs and minimizes the environmental impact of lighting.

In addition to the above, all exterior lighting must comply with the following technical requirements to ensure a maintainable, efficient lighting installation:

Luminaires will be selected and configured to avoid glare.

Luminaires will be UL Wet Location Listed for protection against water.

Roadway lights will be "full cutoff."

I. Development Schedule

It is anticipated that the Campus will be developed in phases to facilitate an orderly, planned growth as described in the Chesterfield Comprehensive Plan. Construction implementation is undetermined at this time. As with the prior zoning approval, it is anticipated that the rezoning, if approved, would allow for development over the site over a very extended period of time.

J. Landscape and Tree Preservation

The landscape will serve to integrate the existing Campus with the proposed buildings and the natural terrain of the site. The landscape will be preserved by the abundant open space to be maintained on the Campus and will also be preserved where possible around any new development—the buildings will be designed to minimize impact on landscape within the jurisdictional channel.

The Campus landscape will embrace environmentally responsible design and respect the integrity of the Chesterfield environment, and where appropriate on the Campus, use of native regional plants will be promoted and encouraged.

The landscape will improve environmental sustainability, encourage interaction and integration between employees and further sustain the existing urban ecology by increasing biodiversity, promoting the use of natural systems, and creating opportunity for microclimates.

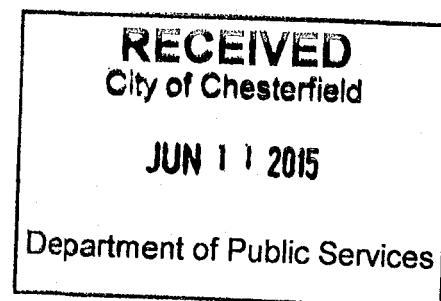
Significant goals are to use plantings that do not require excessive watering, and to contribute to the reduction of the heat island effect. Any expansion project construction would aim to utilize storm water for a source of irrigation, in addition to maximizing areas of storm water absorption and treatment.

Landscape around the perimeter will continue to provide buffers between the roadways, campus, and adjacent residential properties to mitigate the impact of the campus upon adjoining properties.

Monsanto Company
Legal Description of Chesterfield Campus Property

Adjusted Tract 1 of Boundary Adjustment Plat of "Tracts of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7 and 8 of Subdivision of Hugo Essen Farm, Township 45 North, Range 4 East, St. Louis County, Missouri", according to the plat thereof recorded in Plat Book 317 Page 45 of the St. Louis County Records.

EXCEPTING THEREFROM that part subdivided and now known as "Chesterfield Government Center", according to the plat recorded in Plat Book 348 Page 135 of the St. Louis County Records; AND ALSO EXCEPTING FROM ADJUSTED TRACT 1 all 'Project Improvements' constructed pursuant to the provisions of the Ground Leases recorded in Book 17103 page 595 and Book 17736 page 1483.



MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS HEADQUARTERS CONSOLIDATION

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAN

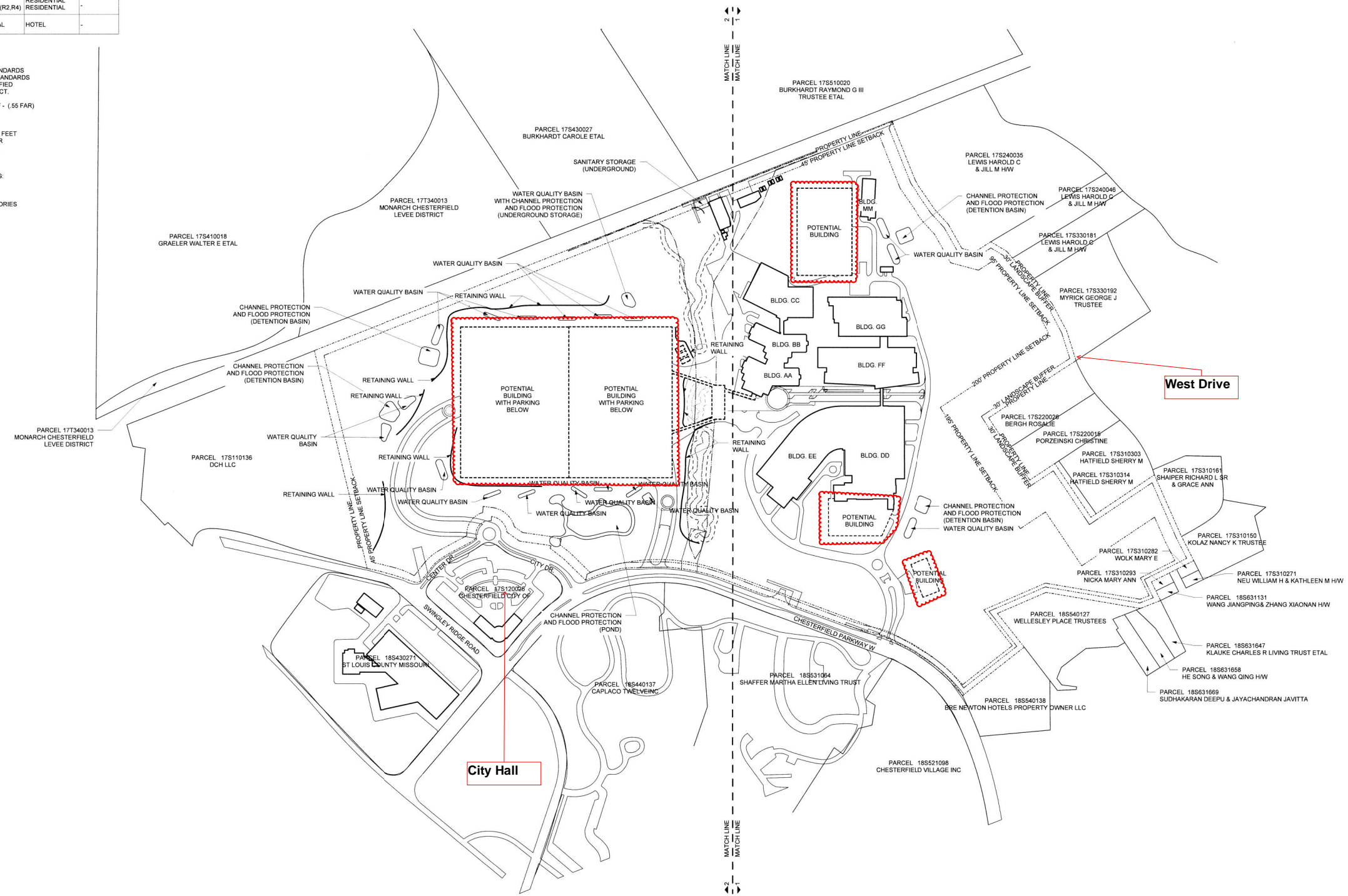
SHEET NUMBER	SHEET NAME	SCALE
A3.3.000	COVER SHEET / PRELIMINARY PLAN	1:200
A3.3.010	PRELIMINARY PLAN - 1 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (6" DIA. AND MORE) POTENTIAL INGRESS & EGRESS TO SITE / SANITATION & DRAINAGE FACILITIES	1:100
A3.3.011	PRELIMINARY PLAN - 2 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (6" DIA. AND MORE) POTENTIAL INGRESS & EGRESS TO SITE / SANITATION & DRAINAGE FACILITIES	1:100
A3.3.020	TREE STAND DELINEATION - DIAGRAM	N.T.S.
A3.3.021	TREE STAND DELINEATION - DIMENSIONS	N.T.S.
A3.3.030	SITE SECTIONS OF PRELIMINARY FORM	1:100

PROPERTY	LAND USE	ZONING	EXISTING USE	ORDINANCE NO.
NORTH	FARM	FLOOD PLAIN NON-URBAN	FARM	-
SOUTH	COMMERCIAL RESIDENTIAL	PLANNED COMMERCIAL RESIDENCE DISTRICT (R6A)	PUBLIC BUILDING	-
EAST	RESIDENTIAL	NON-URBAN RESIDENCE DISTRICT (R2, R4)	RESIDENTIAL RESIDENTIAL	-
WEST	COMMERCIAL	PLANNED COMMERCIAL	HOTEL	-

GENERAL NOTES

1. PROPOSED LAND USES AND DEVELOPMENT STANDARDS
ALL PROPOSED LAND USES AND DEVELOPMENT STANDARDS ARE IN COMPLIANCE WITH THE CHESTERFIELD UNIFIED DEVELOPMENT CODE FOR AN URBAN CORE DISTRICT.
PROPOSED GROSS SQUARE FOOTAGE 4,796,391 SF - (.55 FAR)
30% OPEN SPACE
ANY STRUCTURE WILL BE SETBACK MORE THAN 35 FEET FROM THE BOUNDARY AND ALL PARKING AREAS OR STRUCTURES, INTERNAL DRIVE OR LOADING SPACES, ARE SETBACK MORE THAN 30 FEET FROM THE BOUNDARY

2. POTENTIAL USES UPON APPROVAL OF REZONING:
OFFICE - GENERAL
RESEARCH LABORATORY AND FACILITY
CURRENT AND FUTURE ANCILLARY/ACCESSORY USES FOR OFFICES AND RESEARCH LABORATORIES



<p>TRAFFIC ENGINEER: CBB TRAFFIC 12405 OLIVE BOULEVARD, SUITE 430 ST. LOUIS, MO 63141 T 314.878.9644 F 314.878.5877</p>	<p>CIVIL ENGINEER: CIVIL DESIGN, INC. 1632 SOUTH 77th STREET ST. LOUIS, MO 63104 T 314.863.4427 F 314.863.5578</p>	<p>ARCHITECT: RAFAEL VINOLY ARCHITECTS PC 80 VANDAM STREET NEW YORK, NY 10013 T 212.624.5000 F 948.478.9696</p>	<p>OWNER: MONSANTO COMPANY 800 NORTH LINDBERGH BOULEVARD ST. LOUIS, MO 63107</p>	<p>DISCLAIMER: THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR INJURY, ARISING FROM OR RELATED TO THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE ON THE PROJECT. THIS DOCUMENT IS PROVIDED AS IS WITHOUT WARRANTY. THIS DOCUMENT IS TO BE CONSIDERED IN CONJUNCTION WITH ALL RELATED DOCUMENTATION AND DISCREPANCIES THEREIN. THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY DIMENSIONS ARE TO BE USED FOR VERIFICATION.</p>	<p>PROJECT NAME AND LOCATION: MONSANTO MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS HEADQUARTERS CONSOLIDATION 7501 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017</p>	<p>KEY PLAN: GRAPHIC SCALE</p>	<p>REV. DATE. DESCRIPTION: 06-08-2015 REZONING SUBMISSION</p>	<p>DRAWING ORIGINATOR: RAFAEL VINOLY ARCHITECTS PC</p> <p>DOCUMENT STATUS: CHANGE OF ZONING APPLICATION</p> <p>PROJECT NUMBER: 680.100</p> <p>SCALE: 1:200</p>	<p>DRAWING TITLE: COVER/ PRELIMINARY PLAN</p> <p>DRAWING NUMBER: A0.3.000</p>
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SHEET NUMBER	SHEET NAME	SCALE
A0.3.000	COVER SHEET/ PRELIMINARY PLAN	1:200
A0.3.010	PRELIMINARY PLAN -1 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (6" DIA. AND MORE) POTENTIAL INGRESS & EGRESS TO SITE / SANITATION & DRAINAGE FACILITIES	1:100
A0.3.011	PRELIMINARY PLAN -2 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (6" DIA. AND MORE) POTENTIAL INGRESS & EGRESS TO SITE / SANITATION & DRAINAGE FACILITIES	1:100
A0.3.020	TREE STAND DELINEATION - DIAGRAM	N.T.S.
A0.3.021	TREE STAND DELINEATION - DIMENSIONS	N.T.S.
A0.3.030	SITE SECTIONS OF PRELIMINARY FORM	1:100

MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS HEADQUARTERS CONSOLIDATION

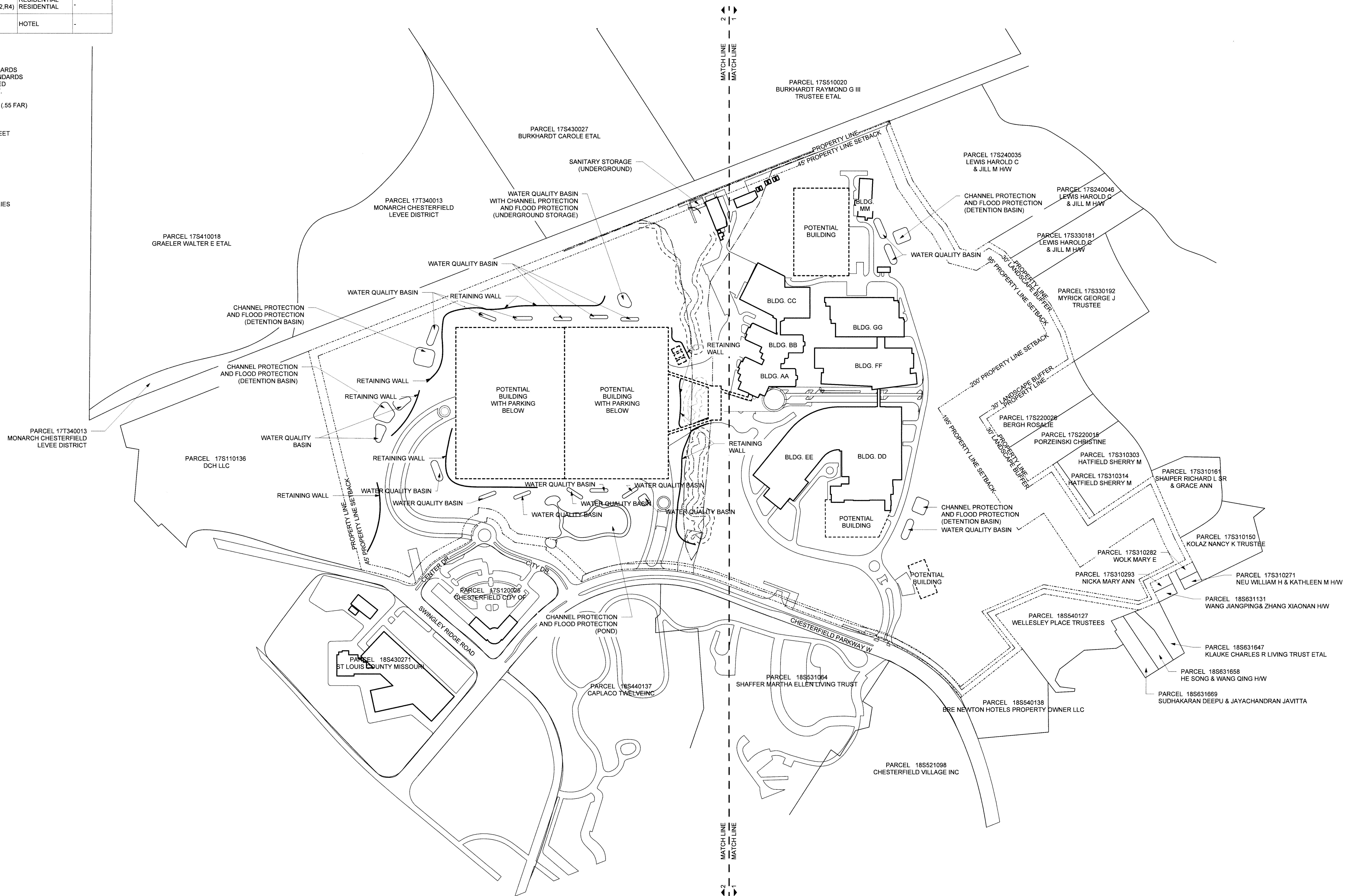
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAN

PROPERTY	LAND USE	ZONING	EXISTING USE	ORDINANCE NO.
NORTH	FARM	FLOOD PLAIN NON-URBAN	FARM	-
SOUTH	COMMERCIAL RESIDENTIAL	PLANNED COMMERCIAL RESIDENCE DISTRICT (R6A)	PUBLIC BUILDING	-
EAST	RESIDENTIAL	NON-URBAN RESIDENCE DISTRICT (R2,R4)	RESIDENTIAL RESIDENTIAL	-
WEST	COMMERCIAL	PLANNED COMMERCIAL	HOTEL	-

GENERAL NOTES

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- POTENTIAL USES UPON APPROVAL OF REZONING OFFICE - GENERAL RESEARCH LABORATORY AND FACILITY CURRENT AND FUTURE ANCILLARY/ACCESSORY USES FOR OFFICES AND RESEARCH LABORATORIES

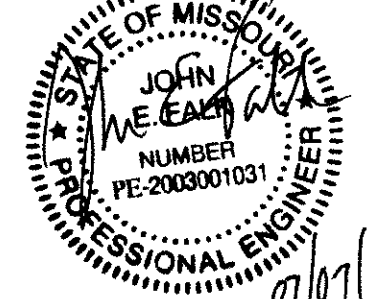


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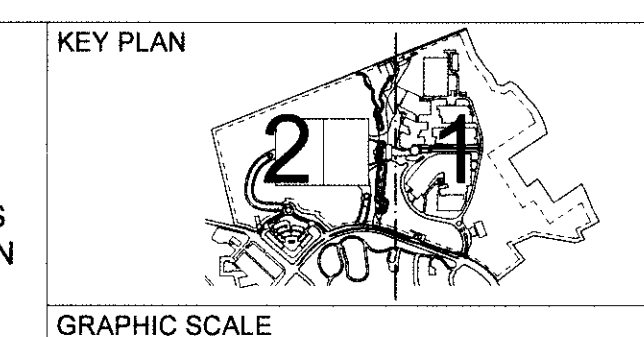
SEAL



OWNER:
MONSANTO COMPANY
800 NORTH LINDBERGH BOULEVARD
ST. LOUIS, MO 63167

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PROJECT NAME AND LOCATION
MONSANTO
CHESTERFIELD VILLAGE CAMPUS HEADQUARTERS CONSOLIDATION
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017



REV	DATE	DESCRIPTION
06-08-2015 <td>REZONING SUBMISSION <td></td> </td>	REZONING SUBMISSION <td></td>	

DRAWING ORIGINATOR
RAFAEL VINOLY ARCHITECTS PC

DOCUMENT STATUS
CHANGE OF ZONING APPLICATION

PROJECT NUMBER
880.100

SCALE
1:200

DRAWING TITLE
COVER/
PRELIMINARY PLAN

DRAWING NUMBER
A0.3.000

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LEGEND	
[Pattern]	LABORATORIES
[Pattern]	GREENHOUSES
[Pattern]	OFFICES
[Pattern]	PARKING
[Pattern]	UTILITY / MAINTENANCE
[Symbol]	TREE
[Line]	CONTOUR LINE
[Line]	POTENTIAL MODIFIED CONTOUR LINE

ALL CONTOURS AT MSL.
INTERVAL: 5 FT
DATUM ELEVATION: 544'

GENERAL NOTES

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STRUCTURES, INTERNAL DRIVE OR LOADING AREAS OR
SPACES, ARE SETBACK MORE THAN 30 FEET FROM
THE BOUNDARY

2. POTENTIAL USES UPON APPROVAL OF REZONING:
OFFICE - GENERAL
RESEARCH LABORATORY AND FACILITY
CURRENT AND FUTURE ANCILLARY/ACCESSORY
USES FOR OFFICES AND RESEARCH LABORATORIES



<p>TRAFFIC ENGINEER: CBB TRAFFIC 12400 OLIVE BOULEVARD, SUITE 430 ST. LOUIS, MO 63141 T 314.978.6644 F 314.978.5877</p>	<p>CIVIL ENGINEER: CIVIL DESIGN INC. 1532 SOUTH 7TH STREET ST. LOUIS, MO 63104 T 314.880.4427 F 314.863.5578</p> <p>LANDSCAPE ARCHITECT: VAN BELSEN ASSOCIATES 120 EAGLE ROCK AVENUE, SUITE 310 EAST HANOVER, NJ 07836 T 973.964.9220 F 973.964.2539</p>	<p>ARCHITECT: RAFAEL VINOLY ARCHITECTS PC 50 WANDAM STREET NEW YORK, NY 10013 T 212.924.5060 F 646.478.9596</p> <p>OWNER: MONSANTO COMPANY 800 NORTH LINDBERGH BOULEVARD ST. LOUIS, MO 63167</p>	<p>SEAL</p>	<p>DISCLAIMER</p> <p>THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY UNLAWFUL USE, COST DAMAGE OR EXPENSE ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT INTENDED FOR THE PROJECT. THIS DOCUMENT IS TO BE CONSIDERED VOID IF CONFLICTING WITH ALL RELATED DOCUMENTATION ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED DIMENSIONS ARE TO BE USED FOR VERIFICATION.</p>	<p>PROJECT NAME AND LOCATION</p> <p>CHESTERFIELD VILLAGE CAMPUS HEADQUARTERS CONSOLIDATION 700 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017</p>	<p>KEY PLAN</p> <p>GRAPHIC SCALE</p>	<table border="1"> <thead> <tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr> </thead> <tbody> <tr><td>06-08-2015</td><td>REZONING SUBMISSION</td><td></td></tr> </tbody> </table>	REV	DATE	DESCRIPTION	06-08-2015	REZONING SUBMISSION		<p>DRAWING ORIGINATOR RAFAEL VINOLY ARCHITECTS PC</p> <p>DOCUMENT STATUS CHANGE OF ZONING APPLICATION</p> <p>PROJECT NUMBER 880.100</p> <p>SCALE 1:100</p>	<p>DRAWING TITLE PRELIMINARY PLAN-1</p> <p>DRAWING NUMBER A0.3.010</p>
REV	DATE	DESCRIPTION													
06-08-2015	REZONING SUBMISSION														

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LEGEND	
	LABORATORIES
	GREENHOUSES
	OFFICES
	PARKING
	UTILITY / MAINTENANCE
	TREE
	CONTOUR LINE
	POTENTIAL MODIFIED CONTOUR LINE
ALL CONTOURS AT MSL INTERVAL: 5 FT DATUM ELEVATION: 544'	

GENERAL NOTES

1. PROPOSED LAND USES AND DEVELOPMENT STANDARDS
ALL PROPOSED LAND USES AND DEVELOPMENT STANDARDS
ARE IN COMPLIANCE WITH THE CHESTERFIELD UNIFIED
DEVELOPMENT CODE FOR AN URBAN CORE DISTRICT.

PROPOSED GROSS SQUARE FOOTAGE 4,796,391 SF - (.55 FAR)

30% OPEN SPACE

ANY STRUCTURE WILL BE SETBACK MORE THAN 35 FEET
FROM THE BOUNDARY AND ALL PARKING AREAS OR
STRUCTURES, INTERNAL DRIVE OR LOADING
SPACES, ARE SETBACK MORE THAN 30 FEET FROM
THE BOUNDARY

2. POTENTIAL USES UPON APPROVAL OF REZONING
OFFICE - GENERAL
RESEARCH LABORATORY AND FACILITY
CURRENT AND FUTURE ANCILLARY/ACCESSORY
USES FOR OFFICES AND RESEARCH LABORATORIES



TRAFFIC ENGINEER:
CBB TRAFFIC
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ST. LOUIS, MO 63141
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CIVIL ENGINEER:
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NEW YORK, NY 10013
T 212.924.5060 F 646.478.9596

SEAL



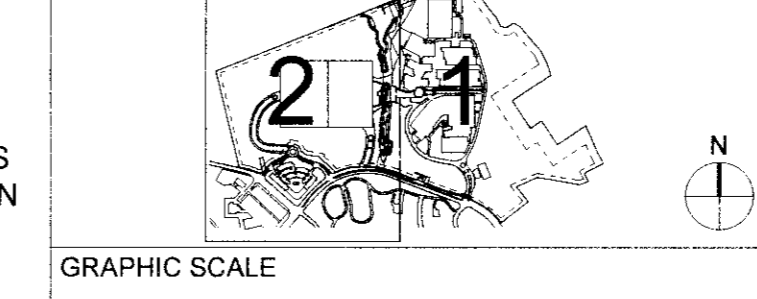
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PROJECT NAME AND LOCATION

MONSANTO
MONSANTO COMPANY
CHESTERFIELD VILLAGE CAMPUS
HEADQUARTERS CONSOLIDATION
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017

KEY PLAN



REV	DATE	DESCRIPTION
06-08-2015	06-08-2015	REZONING SUBMISSION

DRAWING ORIGINATOR
RAFAEL VINOLY ARCHITECTS PC

DOCUMENT STATUS
CHANGE OF ZONING APPLICATION

PROJECT NUMBER
680.100

SCALE
1:100

DRAWING TITLE
PRELIMINARY PLAN-2

DRAWING NUMBER
A0.3.011

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MONSANTO CHESTERFIELD CAMPUS
Woodland Descriptions and Canopy Area Calculations



Woodland	Description	Canopy Area (acres)
1	Small to medium sized trees (10-14 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	1.483
2	Medium sized trees (15-18 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	0.807
3	Small to medium sized trees (10-14 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	3.257
4	Medium sized trees (15-18 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	0.784
5	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes paw paw and heavy invasive honeysuckle.	10.167
6	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes paw paw and heavy invasive honeysuckle.	2.929
7	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes paw paw and heavy invasive honeysuckle.	5.353
8	Mature stand of hardwoods with monarchs (>20 inch diameter) on north slope and along drainages. Species include white oak, red oak, basswood.	13.050
9	Mature stand of hardwoods with monarch (>20 inch diameter) species of red oak, sugar maple, basswood and hickory.	6.875
10	Young woodland with 6-10 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes heavy invasive honeysuckle.	12.688
11	Closely spaced ornamental trees (6-10 inch diameter) providing a buffer along main entry and along Chesterfield Parkway.	2.229
12	Mature stand of hardwoods with monarchs (>20 inch diameter) on north slopes and along drainages. Species include white oak, red oak, basswood and hickory.	50.488
TOTAL		110.108

GENERAL NOTES

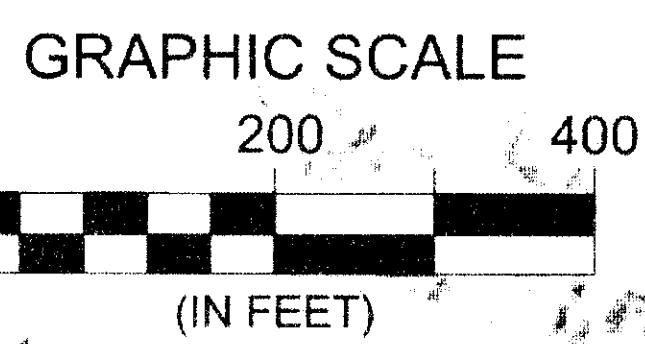
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CURRENT AND FUTURE ANCILLARY/ACCESSORY USES FOR OFFICES AND RESEARCH LABORATORIES



--- Approximate study area (200.251 acres)

25 = Mapped tree and tree number

25 = Monarch tree and tree number are trees in woodlands (W1-W12)

25 = Mapped tree with canopy spread for trees in non-woodland areas

Woodlands (110.108 acres)

Non-woodlands (87.816 acres)

Woodland Canopy Area	110.108 acres
Non-Woodland Canopy Area	2.327 acres
Total Canopy On-Site	112.435 acres

Prepared by

A Division of The Davey Tree Expert Company

Prepared for

Civil Design, Inc.

Tree Stand Delineation Map
700 Chesterfield Parkway
200 Acres, Chesterfield, Missouri

Tree Stand Delineation prepared by:
Jacob McMains, ISA Board Certified Arborist (MW-5328A)

Tree data used to produce this map were collected in March and June 2013 and April 11, 2014 and revised May 18, 2015

Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)

Sheet 1 of 2

TRAFFIC ENGINEER CBB TRAFFIC 12400 OLIVE BOULEVARD, SUITE 430 ST. LOUIS, MO 63141 T 314.878.6644 F 314.878.5877	CIVIL ENGINEER RAFAEL VINOLY ARCHITECTS PC 1652 SOUTH 7TH STREET ST. LOUIS, MO 63104 T 314.880.4427 F 314.853.5578	ARCHITECT RAFAEL VINOLY ARCHITECTS PC 80 VANDAM STREET NEW YORK, NY 10013 T 212.624.5080 F 646.478.9596	SEAL STATE OF MISSOURI Professional Engineer No. 0112125 Date 07/12/15	DISCLAIMER THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR EXPENSE ARISING FROM OR RESULTING IN ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT INTENDED HEREIN BY THE PROJECT. THE DOCUMENT IS PROVIDED BY COPYRIGHT. THIS DOCUMENT IS TO BE CONSIDERED IN CONNECTION WITH ALL OTHER DOCUMENTS AND INFORMATION. ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FOUR-DIGIT DIMENSIONS ARE TO BE USED FOR ALL APPLICATIONS.	PROJECT NAME AND LOCATION MONSANTO MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS HEADQUARTERS CONSOLIDATION 700 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017	KEY PLAN 211	REV DATE 06-08-2015 REVISION REZONING SUBMISSION	DRAWING ORIGINATOR RAFAEL VINOLY ARCHITECTS PC	DRAWING TITLE TREE STAND DELINEATION DIAGRAM
LANDSCAPE ARCHITECT VAN DEUSEN ASSOCIATES 120 EAGLE ROCK AVENUE, SUITE 310 EAST HANOVER, NJ 07936 T 973.964.1220 F 973.964.2539	OWNER MONSANTO COMPANY 800 NORTH LINDBERGH BOULEVARD ST. LOUIS, MO 63167						DOCUMENT STATUS CHANGE OF ZONING APPLICATION	DRAWING NUMBER A0.3.020	
							PROJECT NUMBER 680.100	SCALE N.T.S.	

TREE DATA - 700 Chesterfield Parkway, Chesterfield, MO
 Data collected March 2013; June 2013; April 2014 (Skip Kincaid); and
 May 2015 by Jacob McMains
 Project Manager and Consulting Forester
 Davey Resource Group
 ISA Certified Arborist (MW-5328A)
 jacob.mcmains@davey.com



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Lot Number	Common Name	Trunk Diameter (DBH)	Condition	Height	Species	Health	Quality	Special Use	Proposed Use	Tree ID
181	Pop. Hybrid	12	Fair	No	30	707	No			
182	Hickory	9	Fair	No	20	314	No			
183	Hickory	9	Fair	No	20	314	No			
184	Ash	17	Good	No	50	797	No			
185	Ash	16	Good	No	50	797	No			
186	Redbud	10	Fair	No	20	314	No			
187	Oak	12	Fair	No	30	707	No			
188	Hickory	14	Good	No	50	797	No			
189	Hickory	12	Good	No	50	797	No			
190	Hickory	12	Good	No	30	707	No			
191	Hickory	12	Good	No	30	707	No			
192	Hickory	12	Good	No	30	707	No			
193	Hickory	12	Good	No	30	707	No			
194	Hickory	12	Good	No	30	707	No			
195	Redbud	11	Fair	No	20	314	No			
196	Redbud	12	Good	No	30	707	No			
197	Hickory	10	Good	No	25	491	No			
198	Hickory	10	Good	No	25	491	No			
199	Plum	8	Good	No	15	201	No			
200	Oak	11	Fair	No	20	314	No			
201	Hickory	8	Fair	No	25	491	No			
202	Hickory	12	Good	No	30	707	No			
203	Hickory	9	Fair	No	20	314	No			
204	Ash	18	Good	No	50	797	No			
205	Umbrella	12	Fair	No	20	314	No			
206	Maple	8	Fair	No	20	314	No			
207	Hickory	14	Fair	No	30	707	No			
208	Buck	11	Fair	No	30	707	No			
209	Ash	8	Fair	No	30	707	No			
210	Umbrella	12	Fair	No	30	707	No			
211	Hickory	10	Good	No	30	707	No			
212	Hickory	10	Good	No	30	707	No			
213	Hickory	10	Good	No	30	707	No			
214	Hickory	10	Good	No	30	707	No			
215	Hickory	10	Good	No	30	707	No			
216	Hickory	9	Good	No	30	707	No			
217	Hickory	9	Good	No	30	707	No			
218	Elm	4	Good	No	12	113	No			
219	Elm	4	Good	No	12	113	No			
220	Elm	4	Good	No	12	113	No			
221	Elm	4	Good	No	12	113	No			
222	Elm	4	Good	No	12	113	No			
223	Elm	4	Good	No	12	113	No			
224	Buck	3	Good	No	10	79	No			
225	Elm	2	Good	No	10	79	No			
226	Elm	2	Good	No	10	79	No			
227	Elm	2	Good	No	10	79	No			
228	Elm	2	Good	No	10	79	No			
229	Ash	16	Good	No	50	797	No			
230	Maple	10	Fair	No	20	314	No			
231	Maple	14	Fair	No	30	707	No			
232	Frank	18	Fair	No	50	797	No			
233	Oak	14	Fair	No	30	707	No			
234	Diagonal	8	Fair	No	10	79	No			
235	Diagonal	8	Fair	No	10	79	No			
236	Ash	16	Good	No	50	797	No			
237	Plum	18	Fair	No	30	707	No			
238	Ash	6	Fair	No	15	177	No			
239	Maple	6	Fair	No	15	177	No			
240	Maple	6	Fair	No	15	177	No			
241	Maple	6	Fair	No	15	177	No			
242	Maple	6	Fair	No	15	177	No			
243	Maple	6	Fair	No	15	177	No			
244	Maple	6	Fair	No	15	177	No			
245	Maple	6	Fair	No	15	177	No			
246	Maple	6	Fair	No	15	177	No			
247	Maple	6	Fair	No	15	177	No			
248	Maple	6	Fair	No	15	177	No			
249	Maple	6	Fair	No	15	177	No			
250	Maple	6	Fair	No	15	177	No			
251	Maple	6	Fair	No	15	177	No			
252	Maple	6	Fair	No	15	177	No			
253	Maple	6	Fair	No	15	177	No			
254	Maple	6	Fair	No	15	177	No			
255	Maple	6	Fair	No	15	177	No			
256	Maple	6	Fair	No	15	177	No			
257	Maple	6	Fair	No	15	177	No			
258	Maple	6	Fair	No	15	177	No			
259	Maple	6	Fair	No	15	177	No			
260	Maple	6	Fair	No	15	177	No			

Lot Number	Common Name	Trunk Diameter (DBH)	Condition	Height	Species	Health	Quality	Special Use	Proposed Use	Tree ID
311	Cottonwood	22	Fair	Yes	0	0	Yes			
312	Ash	22	Fair	Yes	0	0	Yes			
313	Oak	22	Fair	No	0	0	Yes			
314	Maple	22	Fair	Yes	0	0	Yes			
315	Maple	22	Fair	Yes	0	0	Yes			
316	Ash	22	Fair	Yes	0	0	Yes			
317	Maple	22	Fair	Yes	0	0	Yes			
318	Maple	22	Fair	Yes	0	0	Yes			
319	Maple	22	Fair	Yes	0	0	Yes			
320	Maple	22	Fair	Yes	0	0	Yes			
321	Maple	22	Fair	Yes	0	0	Yes			
322	Maple	22	Fair	Yes	0	0	Yes			
323	Maple	22	Fair	Yes	0	0	Yes			
324	Maple	22	Fair	Yes	0	0	Yes			
325	Maple	22	Fair	Yes	0	0	Yes			
326	Maple	22	Fair	Yes	0	0	Yes			
327	Maple	22	Fair	Yes	0	0	Yes			
328	Maple	22	Fair	Yes	0	0	Yes			
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337	Maple	22	Fair	Yes	0	0	Yes			
338	Maple	22	Fair	Yes	0	0	Yes			
339	Maple	22	Fair	Yes	0	0	Yes			
340	Maple	22	Fair	Yes	0	0	Yes			
341	Maple	22	Fair	Yes	0	0	Yes			
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354	Maple	22	Fair	Yes	0	0	Yes			
355	Maple	22	Fair	Yes	0	0	Yes			
356	Maple	22	Fair	Yes	0	0	Yes			
357	Maple	22	Fair	Yes	0	0	Yes			
358	Maple	22	Fair	Yes	0	0	Yes			
359	Maple	22	Fair	Yes	0	0	Yes			
360	Maple	22	Fair	Yes	0	0	Yes			

Lot Number	Common Name	Trunk Diameter (DBH)	Condition	Height	Species	Health	Quality	Special Use	Proposed Use	Tree ID
407	Basswood	26	Fair	Yes	0	0	Yes			
408	Ash	26	Fair	Yes	0	0	Yes			
409	Hickory	26	Fair	Yes	0	0	Yes			
410	Oak	26	Fair	Yes	0	0	Yes			
411	Oak	26	Fair	Yes	0	0	Yes			
412	Cherry	26	Fair	Yes	0	0	Yes			
413	Hickory	26	Fair	Yes	0	0	Yes			
414	Ash	26	Fair	Yes	0	0	Yes			
415	Maple	26	Good	Yes	0	0	Yes			
416	Oak	26	Good	Yes	0	0	Yes			
417	Cherry	26	Fair	Yes	0	0	Yes			
418	Ash	26	Fair	Yes	0	0	Yes			
419	Oak	26	Fair	Yes	0	0	Yes			
420	Cherry	26	Fair	Yes	0	0	Yes			
421	Maple	26	Fair	Yes	0	0	Yes			
422	Maple	26	Fair	Yes	0	0	Yes			
423	Maple	26	Fair	Yes	0	0	Yes			
424	Maple	26	Fair	Yes	0	0	Yes			
425	Maple	26	Fair	Yes	0	0	Yes			
426	Cherry	26	Good	Yes	0	0	Yes			
427	Maple	26	Fair	Yes	0	0	Yes			
428	Basswood	26	Fair	Yes	0	0	Yes			
429	Cherry	26	Fair	Yes	0	0	Yes			
430	Oak	26	Fair	Yes	0	0	Yes			
431	Ash	26	Fair	Yes	0	0	Yes			
432	Cherry	26	Fair	Yes	0	0	Yes			
433	Oak	26	Fair	Yes	0	0	Yes			
434	Maple	26	Fair	Yes	0	0	Yes			
435	Ash	26	Fair	Yes	0	0	Yes			
436	Ash	26	Fair	Yes	0	0	Yes			
437	Maple	26	Fair	Yes	0	0	Yes			
438	Ash	26	Fair	Yes	0	0	Yes			
439	Ash	26	Fair	Yes	0	0	Yes			
440	Basswood	26	Fair	Yes	0	0	Yes			</

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GENERAL NOTES

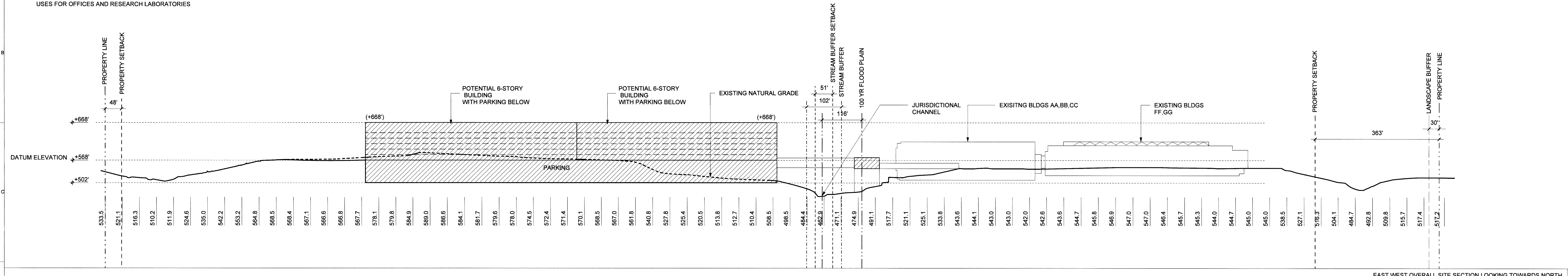
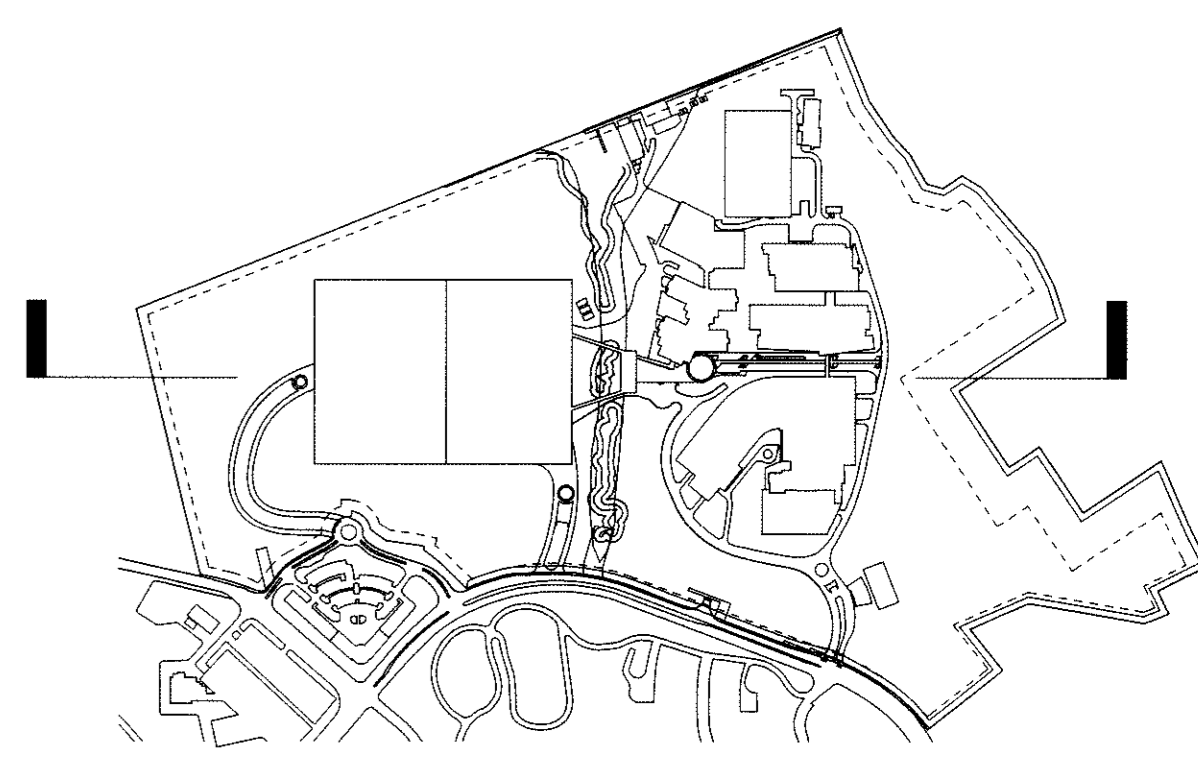
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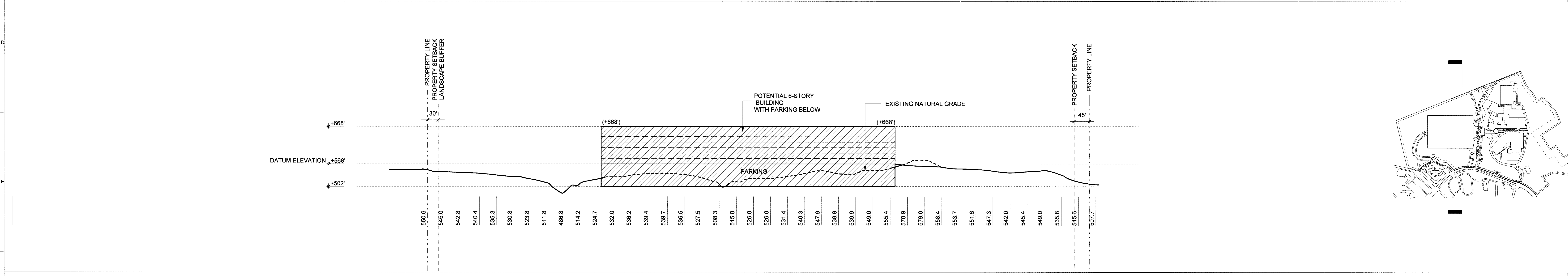
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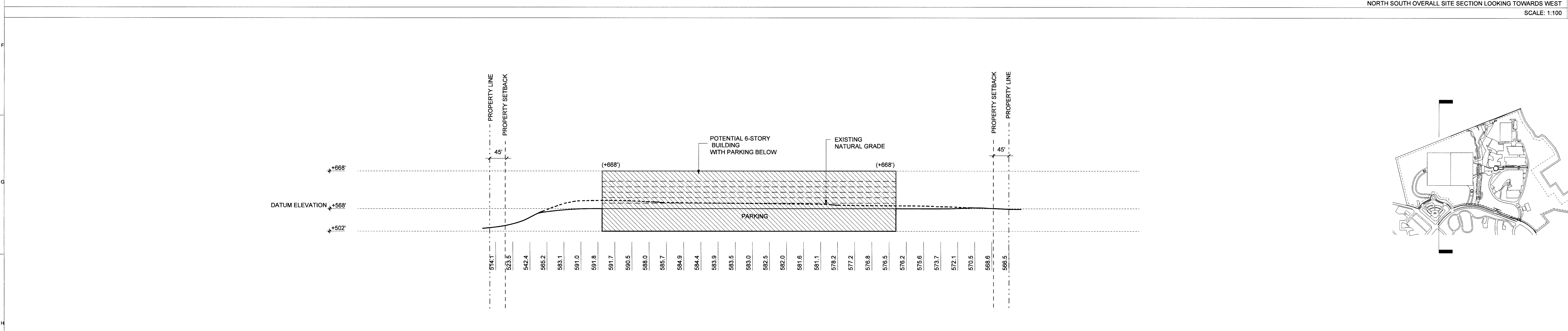
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EAST WEST OVERALL SITE SECTION LOOKING TOWARDS NORTH
SCALE: 1:100 01



NORTH SOUTH OVERALL SITE SECTION LOOKING TOWARDS WEST
SCALE: 1:100 02



NORTH SOUTH OVERALL SITE SECTION LOOKING TOWARDS EAST
SCALE: 1:100 03

<p>TRAFFIC ENGINEER: CBB TRAFFIC 1200 OLIVE BOULEVARD, SUITE 430 ST. LOUIS, MO 63141 T 314.878.8544 F 314.878.5877</p>	<p>CIVIL ENGINEER: RAFAEL VINOLY ARCHITECTS PC 1550 SOUTH 7TH STREET ST. LOUIS, MO 63104 T 314.880.4427 F 314.863.5578</p>	<p>ARCHITECT: RAFAEL VINOLY ARCHITECTS PC 1550 SOUTH 7TH STREET NEW YORK, NY 10013 T 212.524.5050 F 646.478.9596</p>	<p>SEAL RAFAEL VINOLY PROFESSIONAL ENGINEER CIVIL MISSOURI NO. 11121 EXPIRES 12/31/15</p>	<p>DISCLAIMER THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY LIMITS, COSTS, CHANGES OR ERRORS ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT INTENDED BY THE ARCHITECT. THIS DOCUMENT IS NOT TO BE CONSIDERED IN CONNECTION WITH ALL RELATED DOCUMENTS BY PROJECTS OF CONTRACTOR. THIS DOCUMENT IS TO BE CONSIDERED IN CONNECTION WITH ALL RELATED DOCUMENTS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR PROVISIONS, CONTRACTS AND MEASUREMENTS DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED DIMENSIONS ARE TO BE USED FOR VERIFICATION.</p>	<p>PROJECT NAME AND LOCATION MONSANTO MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS HEADQUARTERS CONSOLIDATION 700 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017</p>	<p>KEY PLAN GRAPHIC SCALE </p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>06-08-2015</td> <td>REZONING SUBMISSION</td> <td></td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	06-08-2015	REZONING SUBMISSION		<p>DRAWING ORIGINATOR RAFAEL VINOLY ARCHITECTS PC</p> <p>DOCUMENT STATUS CHANGE OF ZONING APPLICATION</p> <p>PROJECT NUMBER 880.100</p> <p>SCALE 1:100</p>	<p>DRAWING TITLE SITE SECTIONS OF PRELIMINARY FORM</p> <p>DRAWING NUMBER A0.3.030</p>
REV	DATE	DESCRIPTION													
06-08-2015	REZONING SUBMISSION														